

## Joint CC/PC Workshops

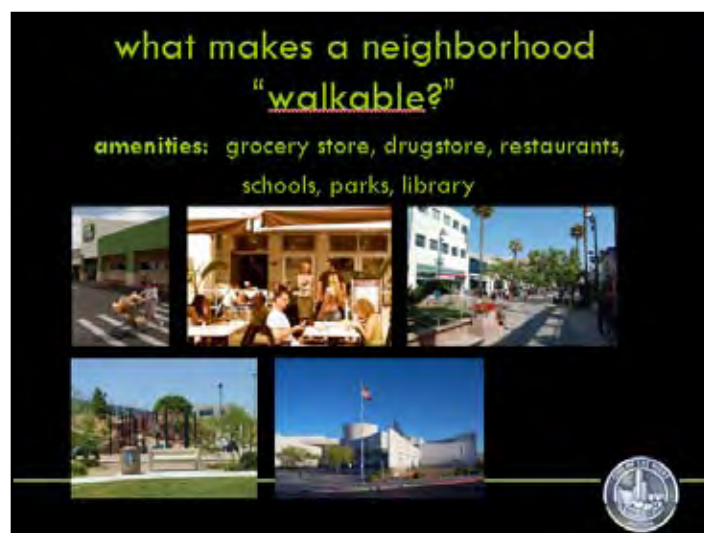
by Flinn Fagg, AICP  
Planning Manager

March 23, 2009, marked the date of the Joint City Council and Planning Commission Workshop, which was hosted by the Planning & Development Department and was held at the newly-renovated Historic Fifth Street School. The workshop focused on progress made on the city's Sustainability Initiative, as well as the introduction of walkable communities and corridor plan efforts.

The workshop was facilitated by Mark Pisano, a senior fellow at USC and former head of the Southern California Association of Governments (SCAG). In his opening remarks, Pisano identified three major emerging trends that will significantly impact land use and development patterns: changing demographics, economic restructuring and climate change. Multiple surveys show young, educated persons choose where to live based on the lifestyle available, including a lively downtown, entertainment and educational opportunities in an innovative city that protects its environment.

Tom Perrigo, AICP, deputy director of Planning & Development, provided an update on the progress the city has made toward its sustainability goals since its introduction at the 2007 Joint City Council and Planning Commission Workshop. Perrigo further discussed the relationship between neighborhood design and property values, and demonstrated that neighborhoods within the city with enhanced streetscapes and access to amenities experienced greater appreciation and value retention than subdivisions without such features.

A video presentation of the featured session at the Urban Land Institute's 2008 Place Making conference by Christopher Leinberger of the Brookings Institute



was shown. He identified five types of development to meet the changing realities reiterated by Pisano.

- ◆ Traditional downtowns – high rises
- ◆ Downtown adjacent - Medical Center
- ◆ Suburban town center – Centennial Hills TC (model)
- ◆ Suburban redevelopment – Meadows Mall potential
- ◆ Suburban green fields – most of Las Vegas valley

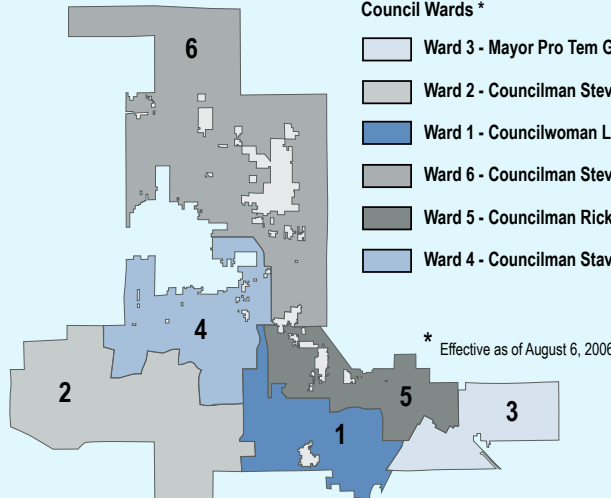
The concluding presentation focused on street and neighborhood design, and enhancing the walkability of neighborhoods. Flinn Fagg, AICP, planning manager, introduced the topic by discussing the Great Streets and Great Neighborhoods award program sponsored by the American Planning Association (APA), and how the qualities identified will be used as the city of Las Vegas plans its Great Street with corridor plans and Great Neighborhoods with walkable community plans.

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# SNAPSHOT OF LAS VEGAS FY 2008-2009

IMAGINE THE POSSIBILITIES



*The city of Las Vegas strives to keep pace with the unprecedented growth in population and area.*

Subdivision Lots Processed		
Year	Tentative Maps	Final Maps
1999	3,706	3,473
2002	6,293	4,742
2006	9,332	6,385
2007	5,761	2,367
2008	2,873	3,677

Area of the City of Las Vegas		
Year	Acres	Square Miles
1999	70,002.5	109.38
2002	73,050.3	114.14
2006	83,589.2	130.61
2007	84,148.2	131.48
2008	84,855.9	132.59



Juhl Lofts



Hoover St.



Snapshot is continued on page 7

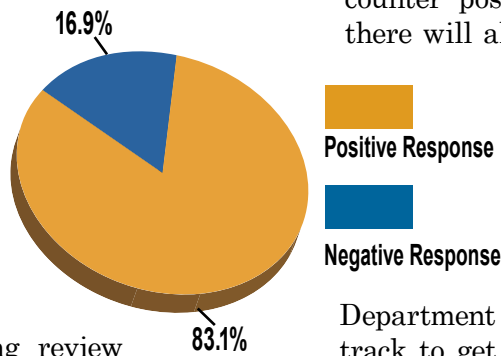
# Planning & Development Succeeding According to 2009 Annual Survey

The 2009 annual Planning & Development Department's customer satisfaction survey results are in. The survey was sent to all 725 individuals who had filled out some type of application administered by the Planning & Development Department the previous year. The results are promising as more than 83 percent of respondents indicated that they were either satisfied or very satisfied with the service they received during the planning review process. The survey also provided a snapshot of just how the economy is shaping the development world as 65 of the surveys were returned as undeliverable due to no forwarding address on file.

Of the 660 surveys that made it to their destination, 65 were returned for a nearly 10 percent return rate. The national return rate average

for surveys is six percent. Of the returns received, 17 percent indicated that they were not satisfied with the service they received with most indicating that front counter personnel should be better trained in all aspects of the planning profession before staffing the front counter positions. Although there will always be room for improvement, an 83 percent satisfaction rate clearly indicates that the Planning & Development Department is on the right track to get the job done and get it done correctly.

A second component of the survey is to poll those attending the Planning Commission meetings during the month of May. The focus will be on whether the general public has a clear understanding of the development process when it comes to the entitlement process. Those results will be released at a later date.



## Workshops

*Continued from Page 1*

The APA program defines Great Streets' characteristics as serving needs of drivers, walkers, transit, parking and drop offs; encouraging human contact; employing hardscape and landscaping to great effect; promoting safety for drivers and pedestrians 24 hours a day; is well maintained and has a memorable character. Great Neighborhoods meet the needs of residents by mixing housing types, com-

munity and public uses and access; accommodating multiple modes of transportation; encouraging human contact; having a memorable character; and promoting efficient use of energy.

The City Council and Planning Commission were a very receptive audience and the members indicated that they look forward to receiving the work of the Planning & Development Department as the city moves forward with creating quality neighborhoods for existing and future city of Las Vegas citizens.

## SPOTLIGHT OUTREACH

### Award for APA Strategies

**The American Planning Association (APA)** City Planning & Management Division's newsletter, "Strategies," has been honored with the Division Achievement Communications Excellence award for a Large Division. The award was given at the APA annual conference on April 28, 2009. Strategies is edited by city of Las Vegas P&D staff.

### ICLEI

**The city of Las Vegas** was a winner of the ICLEI Decision Support Tool Challenge for submitting surveys that detailed 10 or more greenhouse reduction measures. The implementation of the city of Las Vegas Sustainability Initiative is headed by P&D staff.

### City of Las Vegas Employees of the Month

Two P&D employees were designated as city of Las Vegas Employees of the Month (EOM).



*Courtney Mooney*

### The December 2008 EOM

was Historic Preservation Officer and Urban Design Coordinator Courtney Mooney, AICP. Mooney has elevated the

Spotlight continued on page 6



# Text Amendments for FY 08-09

During the past year, the Planning & Development Department prepared text amendments for City Council consideration.

The adopted department-initiated amendments broke down as follows:

- ◆ Changes specific to Title 19, the Zoning Ordinance, include updates to the noticing procedures for public hearings, the introduction of several new uses and provisions for a single design review process for three downtown area overlay districts;

- ◆ Town Center Development Standards Manual modified signage standards and provisions for secondhand dealer and car wash uses;

- ◆ Downtown Centennial Plan updates to the Arts Trail description, Downtown Urban Pathways System map, and the list of permitted uses for the 18b The Las Vegas Arts District;

- ◆ The Wireless Communication Facility, Stealth Design use was added to both the Lone Mountain

Master & Lone Mountain West Development Plans and Design Standards;

- ◆ Additional changes to the Lone Mountain West Master Development Plan totals and caps the gross residential density at seven dwelling units per acre for the entire plan area; and

- ◆ Title 18, Subdivision Ordinance, update of noticing requirements and procedures.

Additional amendments as follows:

- ◆ A change to Title 6 that updated various references to Title 19 in the business licensing regulations;

- ◆ A change to Title 9 that exempts certain events in the Downtown Entertainment Overlay District from the city's noise regulations;

- ◆ A change to Title 18, the Subdivision Ordinance, which updated the standards related to street termination and cul-de-sacs;

- ◆ A change to Title 19, the Zoning Ordinance, which updated the sign code enforcement language.

Cumulatively, the amendments to Title 19 represent significant

efforts to clarify requirements, to advance continuity between the zoning code and other areas of the municipal code, to improve communication with the public and to better meet the intent of state law. Specifically, considerable work was done to expand the availability of solar energy production at the site level through an amendment that made the use conditional in all standard zoning districts.

In addition, it clarified that a solar panel installation does not count as mechanical equipment when mounted to a structure and therefore is not factored as a part of the building's height. The update to the notification requirements help ensure that property owners within the applicable notification area are notified of not just the Planning Commission hearing but also by separate notification of when the item will be heard by the City Council. The text amendment process continues as changes to the Subdivision and Zoning Ordinances and the city's various special area plans become necessary.

## Implementation of Plans

The challenge for any long-range, municipal master plan is to remain relevant and useful throughout its life cycle. A master plan outlines a vision for the future to be implemented incrementally over time. Therefore, it is imperative that a plan, which aspires to remain germane, be reviewed and examined on a timely basis. In an effort to continue developing relevant plans and documents that are internally consistent, understandable and accessible, the Long Range Planning Division has reviewed all goals, objectives and policies of Master Plan Elements and City Area plans. The initial product was a status report detailing each policy. After the policies and programs were reviewed, they were prioritized based on the information provided in the detailed evaluation and implementation strategies were devised.

With 16 Master Plan Elements and 14 City Area Plans, which comprise 779 policies, the task is formidable. Therefore, steps were taken to ensure that a review of this size was continued on an annual basis that

is sustainable, alleviating the amount of work time spent in cataloging and preparing a review.

A Microsoft Access database was developed to catalog policies for review and generate reports when needed. The database has also allowed staff to link Master Plan Elements with the Master Plan 2020 Capstone. The database with queries, forms and reports will provide timely reviews, which will permit staff to engage in the implementation of those policies.

Staff is currently working on the implementation of the policies and programs which were determined "not complete." There are 163 Master Plan Element and City Area Plan policies that were determined "not complete" by the evaluation. Staff is providing a direction for the policies deemed "not complete" and prioritizing them for implementation. The product of this exercise is more than a status report. By devising actions for dormant and unmet policies and objectives, plans achieve their purpose, becoming more reliable and relevant.

# Earth Hour

**L**as Vegas is proud to have been one of the World Wildlife Fund's (WWF) flagship cities for Earth Hour 2009 (along with Chicago, Phoenix and Atlanta, among others). Las Vegas stood in solidarity with the world to raise awareness about climate change by turning off non-essential lighting for one hour on Saturday, March 25, from 8:30 to 9:30 p.m. From the Welcome to Fabulous Las Vegas Sign, to the Fremont Street Experience, hotel casinos up and down the Strip turned off marquees, lighted walls and any extraneous lights they could. Government agencies, businesses and residents joined to support the cause by turning

off their lights and gathered in nearby parks to view the Las Vegas Strip go dark. The results were dramatic. Businesses celebrated by offering special viewing parties, eco-friendly meals and drinks, acoustic concerts and even glow-in-the-dark Frisbee games. In the end, Las Vegas joined more than 4,000 cities worldwide and 320 cities in the United States to make Earth Hour the world's first-ever global vote about the future of our planet.



Above: Light switch before.  
Below: light switch after.

## APA Activities

The City of Las Vegas Planning & Development Department remains active in American Planning Association (APA) activities nationally, at the state level and locally. Several department members are officers.

<b>National</b>	FY 2009-2011	Margo Wheeler, AICP Chair APA City Planning & Management Division
	FY 2009-2010	Fred Solis, AICP Secretary APA Latinos in Planning Division
	FY 2009-2011	Robert Summerfield, AICP Vice President APA Nevada Chapter
<b>State</b>		
<b>Local</b>	FY 2007-2009	Flinn Fagg, AICP Director APA Nevada Southern Section

Following the highly successful APA national conference in Las Vegas in 2008, Planning & Development staff participated in the 2009 APA conference in Minneapolis as national officers. Director Wheeler arranged and participated in two sessions: Women Planning Directors in Big Cities and Achieving Quality in Economic Downtimes.

Planner II Robert Summerfield was elected in May as vice president of the APA Nevada Chapter to a two year term. This is the first statewide officer the department has had in at least a decade.

Planning Manager Flinn Fagg continues to serve as director of the APA Nevada Southern Section until November 2009.

# Doing More with Less

In the face of a recession that has been termed the “perfect storm,” Planning & Development has taken the opportunity to transition from a processing department to a planning department. In prior years, the Las Vegas economy and population had expanded so quickly, all that could be done was to keep up with development demand; urgent matters took precedence over long-term strategic goals.

Now, time is being dedicated to working on General Plan Amendments, Corridor Plans and Walkable Community Plans; resources and staff are re-focused on creating great streets and neighborhoods. Long Range Planning has made the commitment for the city of Las Vegas to be the first community to meet the Nevada Revised Statutes requirements for General Plan Amendment elements. Bringing a better quality of life to the community can still be achieved in these tough economic times.

In spite of decreased tax revenues and shrinking budgets, the planning staff is more productive than ever before. For example, in 2007, a planner worked an average of 27 cases per month, while in 2009 that increased to 34 cases per month. In that same time frame, average monthly inspections by one inspector per month shot up from 101 to 126. How was this achieved? Through a strong commitment to staff training and development; the planning staff has been cross trained in various planning functions and all senior planning staff members are AICP certified.

As a leader in the city’s Sustainability Initiative, Planning & Development has reduced its usage of paper supplies, printer supplies and energy, without sacrificing work quality and productivity. Hybrid cars are used for department business, reducing gas consumption and carbon monoxide emissions.

## Service and Savings by the Planning & Development Department

In order to serve the public best, the management staff of Planning & Development voluntarily attended 141 night meetings in FY 2008/2009, so as to incur no overtime expenditures. This includes Planning Commission meetings, which are held at night. By management volunteering to do so many night meetings, the savings in the period was more than \$36,000.

All Planning & Development management staff have achieved membership in the American Institute of Certified Planners. As such the AICP Code of Ethics and Professional Conduct dictates professional behavior above and beyond that of the city of Las Vegas.

AICP principles identify serving the public interest as the certified planner’s primary obligation and that the public interest is formulated through continuous and open debate. AICP principles require “special concern for the long-range consequences of present actions,” paying “special attention to the interrelatedness of decisions.” Bringing dialogue to citizens in the evenings allows greater citizen involvement.

## SPOTLIGHT

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city’s historic preservation efforts to new heights in her role as the historic preservation officer. Of notable achievement, Mooney created and coordinated the first annual Historic Preservation Roundtable on Oct. 17, 2008, at the Historic Fifth Street School, an event of considerable assistance to the public. She also led the effort to have all historic properties within the city limits included in the Hansen data system. Mooney serves on the boards of three important historic preservation organizations: the statewide Preserve Nevada, the local Neon Museum and the National Preservation Action.

**The April 2009 EOM** was Courier Ed Oakley. Oakley has provided exceptional customer service as well as finding ways to save taxpayer dollars.

Last year, Oakley was instrumental in working with Fleet Services to help P&D trade in older energy inefficient



*Ed Oakley*

cars for newer hybrids. In a one-month timeframe, Oakley cleared out more than 150 storage boxes from an off-site rental facility, saving the department \$2,400 in annual storage costs. Oakley has built positive working relationships with all other city staff serving as an ambassador at large for Planning & Development.

Dwelling Units by Type							
Year	Single Family	Multi-Plex	Mobile Home	Apartment	Townhome	Condo	Total
2008	142,735	7,382	3,158	51,103	10,027	21,346	235,751
2007	141,249	7,439	3,160	51,129	9,964	19,990	232,931
2006	138,172	7,376	3,160	51,284	9,721	18,149	227,862
2002	119,001	7,513	3,333	49,671	5,807	16,722	202,047
1999	103,582	7,840	3,393	49,739	6,890	15,815	187,259



# SNAPSHOTS OF LAS VEGAS FY 2008-2009

IMAGINE THE POSSIBILITIES

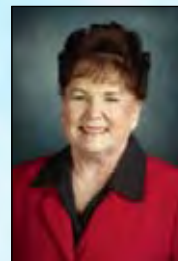
Population and Dwelling Units by Council Ward								
	1999		2002		2007		2008	
	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units
Ward 1	79,968	32,487	80,225	32,922	93,358	37,788	91,013	37,557
Ward 2	77,905	33,027	90,877	37,957	97,680	40,948	98,541	41,333
Ward 3	77,625	30,204	81,263	26,989	100,967	34,292	97,513	34,979
Ward 4	78,475	31,592	88,462	37,223	99,086	42,170	99,374	42,315
Ward 5	76,940	31,643	83,224	30,226	97,096	36,688	95,107	36,993
Ward 6	78,399	29,044	96,885	36,730	114,906	41,045	117,539	42,574
<b>Total</b>	<b>466,312</b>	<b>187,997</b>	<b>520,936</b>	<b>202,047</b>	<b>603,093</b>	<b>232,931</b>	<b>599,087</b>	<b>235,751</b>

Current and Comprehensive Planning Recap					
Planning & Development Administration					
	3rd Qtr 2008	4th Qtr 2008	1st Qtr 2009	2nd Qtr 2009	Total FY 2008 - 2009
Number of Information Requests	18	15	13	9	55
Planning & Development Current Planning					
	3rd Qtr 2008	4th Qtr 2008	1st Qtr 2009	2nd Qtr 2009	Total FY 2008 - 2009
Phone Calls to Main Extension	3,486	2,995	3,324	3,684	13,489
Agenda Items	392	360	371	162	1,285
City Council	173	177	150	141	641
Planning Commission	219	183	221	211	834
Customer Initiated Applications and Requests	54,657	36,958	40,684	48,424	180,723
Planning & Development Comprehensive Planning					
	3rd Qtr 2008	4th Qtr 2008	1st Qtr 2009	2nd Qtr 2009	Total FY 2008 - 2009
GIS Map Requests	161	122	138	160	581
Total Grants in Dollars	\$38,000	\$807,039	\$0	\$545,000	\$1,390,039
Annexations Submitted	2.68	0.50	38.43	-	41.61
Annexations Recorded	6.23	0.54	6.44	37.06	50.24
General Plan Amendments	13	3	10	4	30
City Initiated	7	1	3	1	12
Customer Initiated	6	2	7	3	18





Planning Commission (left to right): Steve Evans, Ric Truesdell, Vice Chair; Keen Ellsworth, Vicki Quinn, Michael Buckley, Byron Goynes, Glenn Trowbridge, Chair.



City Council (left to right): Oscar B. Goodman, mayor; Gary Reese, mayor pro tem; Steve Wolfson, councilman; Lois Tarkanian, councilwoman; Steven D. Ross, councilman; Ricki Y. Barlow, councilman; and Stavros S. Anthony, councilman.



The Development Services Center, 731 S. Fourth St., Las Vegas, Nevada.



#### **Las Vegas City Council**

Oscar B. Goodman,  
Mayor

Gary Reese, Ward 3,  
Mayor Pro Tem

Steve Wolfson, Ward 2,  
Councilman

Lois Tarkanian, Ward 1,  
Councilwoman

Steven D. Ross, Ward 6,  
Councilwoman

Ricki Y. Barlow, Ward 5,  
Councilman

Stavros S. Anthony, Ward 4,  
Councilman

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Elizabeth N. Fretwell,  
City Manager

Orlando Sanchez,  
Deputy City Manager

James R. Nichols,  
Deputy City Manager

Scott D. Adams,  
Chief Urban Redevelop-  
ment Officer

#### **Planning Commission**

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Chairperson

Ric Truesdell,  
Vice Chairperson

Byron Goynes,  
Commissioner

Steve Evans,  
Commissioner

Vicki Quinn,  
Commissioner

Keen Ellsworth,  
Commissioner

Michael Buckley,  
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